

9201294

THE CEDARS
565

10613 A 85

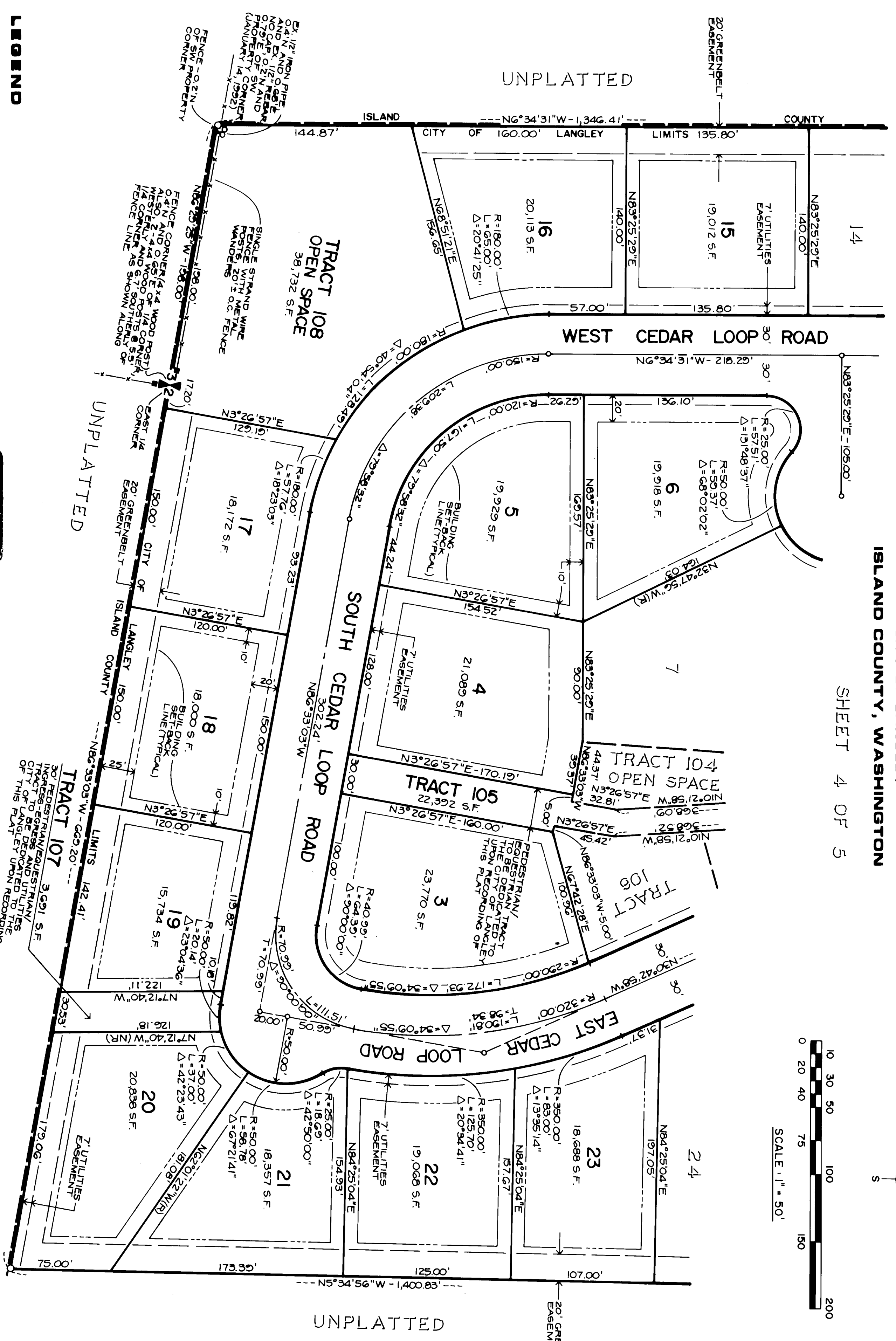
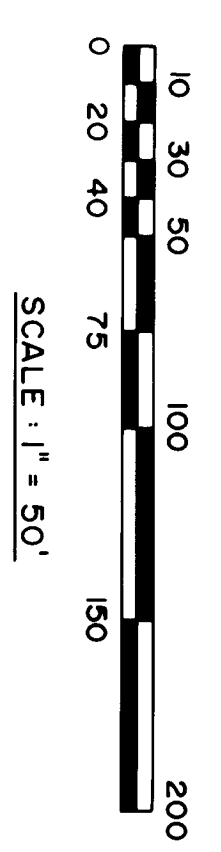
315 2864

86

EQUIPMENT: LIETZ SET 4 ELECTRONIC TOTAL STATION
METHOD: FIELD TRAVERSE
ACCURACY: TRAVERSE CLOSURE LESS THAN 1 PART IN 5,000

THE CEDARS
CITY OF LANGLEY
SECTIONS 2 AND 3, T.29N.R.3E., W.M.
ISLAND COUNTY, WASHINGTON

SHEET 4 OF 5

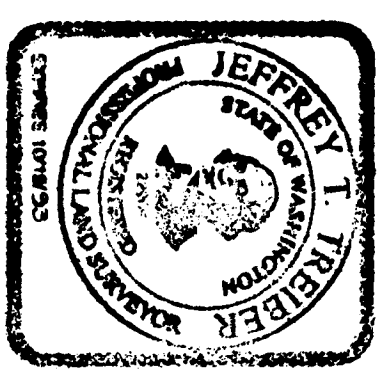


LEGEND

- O = SET 1" x 24" IRON PIPE WITH PLASTIC CAP NO.D. 12055 AND 22969
- o = SET Cased 4" x 4" CONCRETE MONUMENT WITH 1 5/8" BRASS CAP WITH "X" AND NO.D. 12055
- = EXISTING Cased CONCRETE MONUMENT
- SEE SHEET 3 OF 5 FOR DESCRIPTION

NOTE:

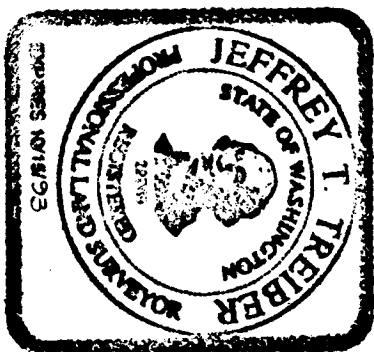
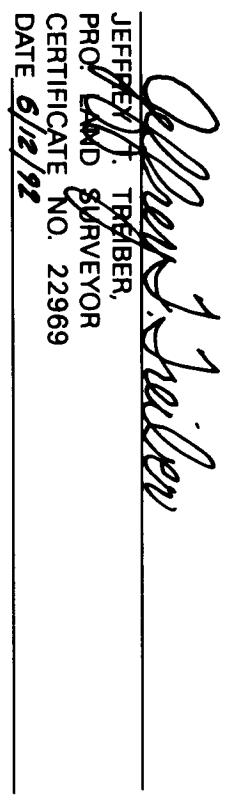
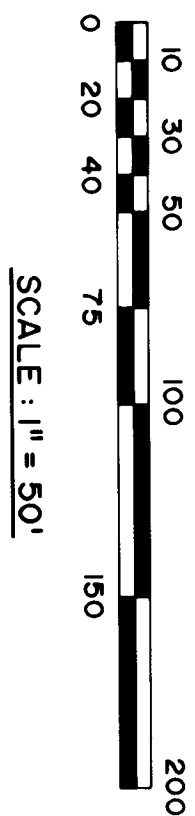
ALL LOT CORNERS ARE MARKED WITH 1/2" x 18" IRON PINS WITH PLASTIC CAPS NO.D. 12055 AND 22969



Jeffrey T. Treiber
JEFFREY T. TREIBER
PROF. LAND SURVEYOR
CERTIFICATE NO. 22969
DATE 6/12/12

IN SW 1/4 OF THE NW 1/4 OF SECTION 2, AND IN SE 1/4 OF THE NE 1/4 OF SECTION 3, ALL IN T.29N., R.3E., W.M.
VOLUME _____ PAGES _____ A.F. NO. _____
LOVELL-BAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036
LSA FILE NO. 2460 SHEET 5 OF 5

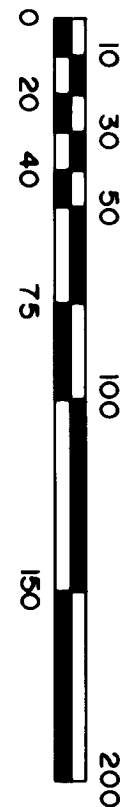
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IN SW1/4 OF THE NW1/4 OF SECTION 2, AND
IN SE1/4 OF THE NE1/4 OF SECTION 3,
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LSA FILE NO. 2460 SHEET 4 OF 5

THE CEDARS
SECTIONS 2 AND 3, T.29N.R.3E., W.M.
CITY OF LANGLEY
ISLAND COUNTY, WASHINGTON

EQUIPMENT: LIETZ SET 4 ELECTRONIC TOTAL STATION
METHOD: FIELD TRAVERSE
ACCURACY: TRAVERSE CLOSURE LESS THAN 1 PART IN 5,000



SCALE: 1" = 50'

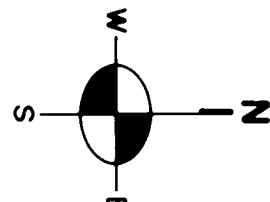
UNPLATTED

SANDY POINT ROAD

DECKER STREET

FURMAN FIRS
VOLUME 11 PAGE 41

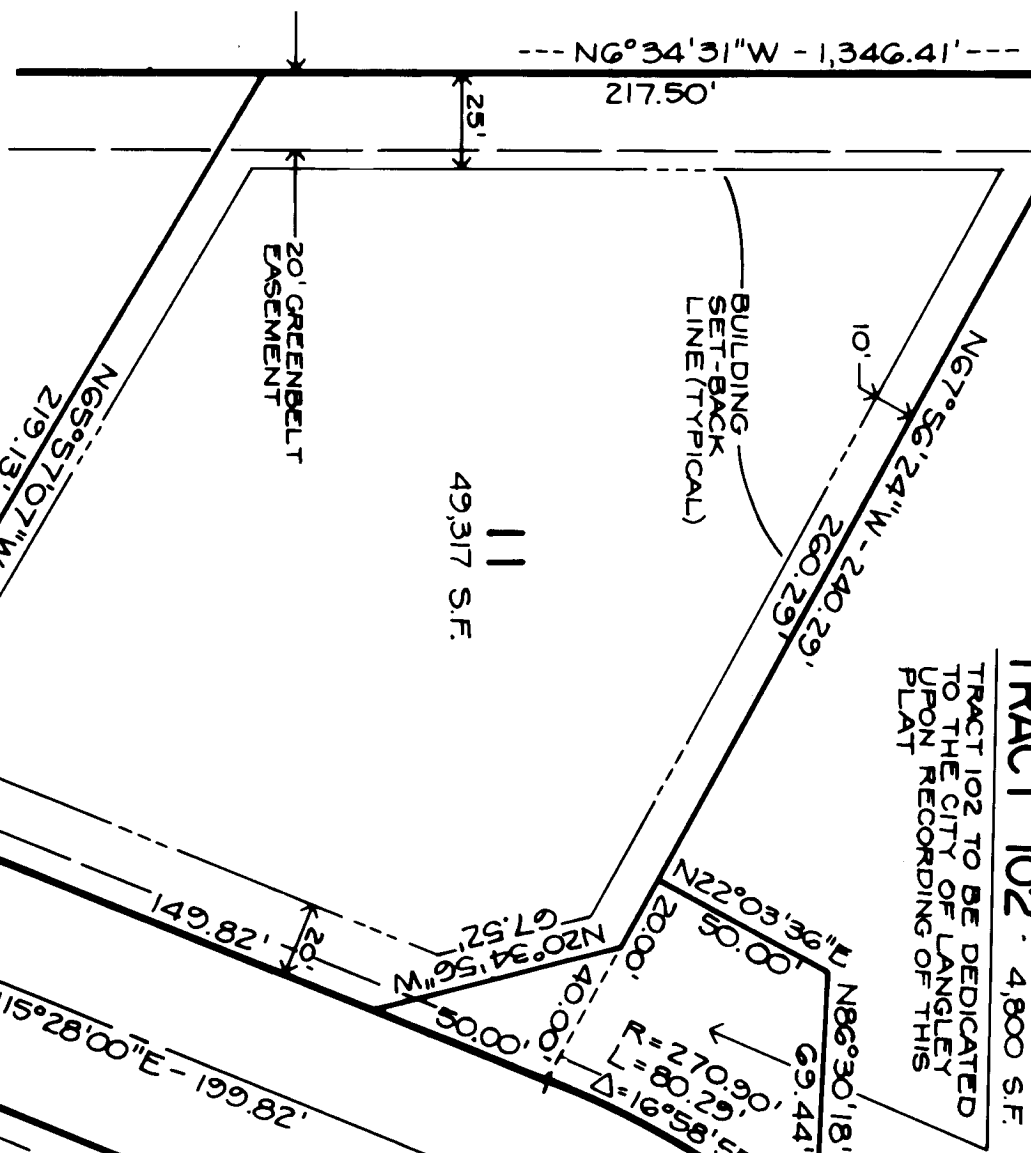
FURMAN AVE.



EX. 4"x4" CONCRETE MONUMENT W/ 1" BRASS CAP W/ TRACK 0.05" BELOW SURFACE (MAY 11, 1990)

EX. 4"x4" CONCRETE MONUMENT W/ 1" BRASS CAP W/ TRACK 0.05" BELOW SURFACE (MAY 11, 1990)

UNPLATTED



TRACT 102 4,800 S.F.
TRACT 102 TO BE DEDICATED TO THE CITY OF LANGLEY FOR RECORDING OF THIS PLAT

TRACT 101
OPEN SPACE
95,537 S.F.

WEST CEDAR LOOP ROAD

7' UTILITIES EASEMENT

TRACT 104
OPEN SPACE
98,957 S.F.

TRACT 105
TRACT 110 OPEN SPACE

EAST CEDAR LOOP ROAD

UNPLATTED

TRACT 109
OPEN SPACE
8,171 S.F.

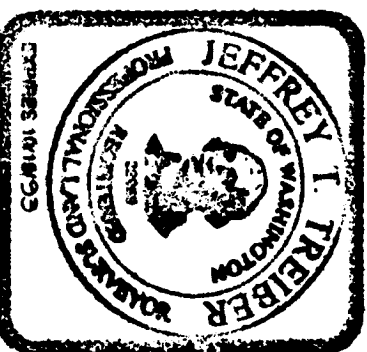
TRACT 103 TO BE DEDICATED TO THE CITY OF LANGLEY FOR RECORDING OF THIS PLAT

LEGEND

- = SET 1" x 24" IRON PIPE WITH PLASTIC CAP NO'D. 12055 AND 22969
- = SET CASED 4" x 4" CONCRETE MONUMENT WITH 1 5/8" BRASS CAP WITH "X" AND NO'D. 12055
- = EXISTING CASED CONCRETE MONUMENT
- = SEE SHEET 3 OF 5 FOR DESCRIPTION

NOTE:
ALL LOT CORNERS ARE MARKED WITH 1/2" x 18" IRON PINS WITH PLASTIC CAPS NO'D. 12055 AND 22969

Jeffrey I. Triber
PROF. LAND SURVEYOR
CERTIFICATE NO. 22969
DATE 6/19/92



SHEET 4 OF 5

IN SW 1/4 OF THE NW 1/4 OF SECTION 2, AND IN SE 1/4 OF THE NE 1/4 OF SECTION 3, ALL IN T.29N., R.3E., W.M.
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LSA FILE NO. 2460

SHEET 3 OF 5

316 2864

THE CEDARS

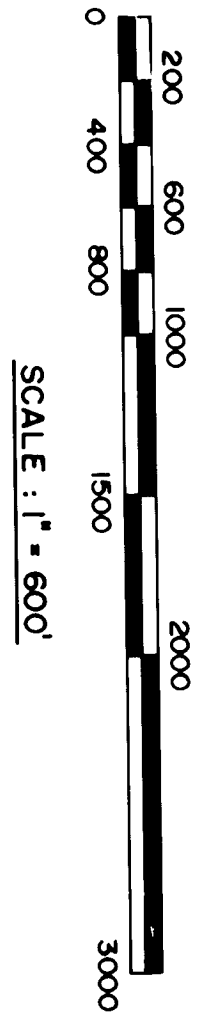
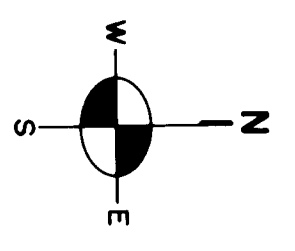
SECTIONS 2 AND 3, T.29N., R.3E., W.M.

CITY OF LANGLEY

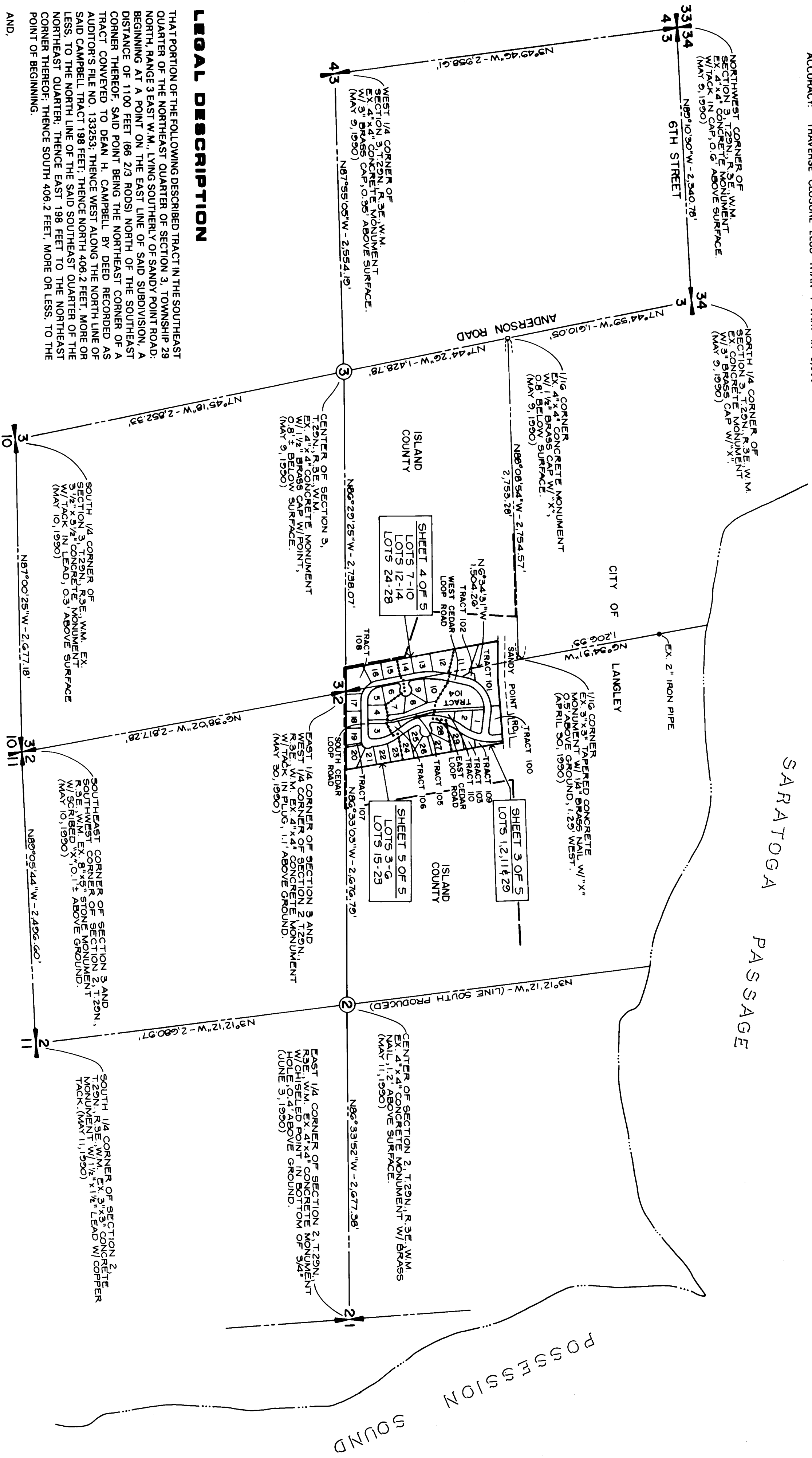
ISLAND COUNTY, WASHINGTON

BASIS OF BEARINGS

ASSUMED DATUM



EQUIPMENT: LIETZ SET 4 ELECTRONIC TOTAL STATION
METHOD: FIELD TRAVERSE
ACCURACY: TRAVERSE CLOSURE LESS THAN 1 PART IN 5,000



LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST W.M., BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1100 FEET (66 2/3 RODS) NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO DEAN H. CAMPBELL BY DEED RECORDED AS AUDITOR'S FILE NO. 133253; THENCE WEST ALONG THE NORTH LINE OF SAID CAMPBELL TRACT 198 FEET; THENCE NORTH 406.2 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST 198 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 406.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND, THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 66 2/3 RODS; THENCE WEST 198 FEET; THENCE SOUTH 66 2/3 RODS; THENCE EAST 198 FEET TO THE POINT OF BEGINNING;

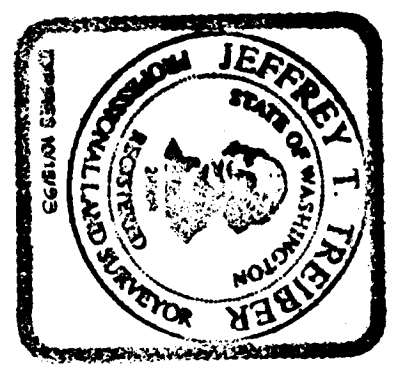
EXCEPT ROAD.

AND,

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 2, TOWNSHIP 29 NORTH, RANGE 3 EAST W.M., LYING SOUTHERLY OF SANDY POINT ROAD.

SITUATE IN ISLAND COUNTY, STATE OF WASHINGTON.

Jeffrey T. Treiber
JEFFREY T. TREIBER
P.D. LAND SURVEYOR
CERTIFICATE NO. 22969
DATE 6/12/12



IN SW 1/4 OF THE NW 1/4 OF SECTION 2, AND IN SE 1/4 OF THE NE 1/4 OF SECTION 3, ALL IN T.29N., R.3E., W.M.
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LSA FILE NO. 2460 SHEET 2 OF 5

THE CEDARS

SECTIONS 2 AND 3, T.29N.R.3E., W.M.
CITY OF LANGLEY
ISLAND COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREIN PLATTED HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, TRACTS 100, 102, 103, 105, 106 AND 107, EASEMENTS, DRAINAGE SWALES, PONDS, PUMP AND PUMP HOUSE, INCLUDING SCHOOL BUS SHED OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS, LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF LANGLEY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF STREETS. LOTS 1 THROUGH 29 INCLUSIVE, SHALL EACH HAVE AN UNDIVIDED AND EQUAL ONE-TWENTYNINTH (1/29) INTEREST IN OPEN SPACE TRACTS 101, 104, 108, 109 AND 110. ALL LOTS, OR TRACTS EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME 6029 PAGE 359 UNDER AUDITOR'S FILE NO. 92011294 RECORDS OF ISLAND COUNTY.

J.A.M. PARTNERS, A WASHINGTON PARTNERSHIP

JAMES W. RIES, GENERAL PARTNER

MICHAEL J. RIZZUTO, GENERAL PARTNER

P & M INVESTMENTS, A WASHINGTON PARTNERSHIP

MICHAEL J. RIZZUTO, PARTNER

FREEMAN G. MACOMBER

ALBERT L. KITTLESON, GENERAL PARTNER

PATRICIA A. RIZZUTO, PARTNER

DORIS C. MACOMBER

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:
NO FURTHER SUBDIVISION OF ANY LOT IS PERMITTED.
CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.
THE OPEN SPACE TRACTS ARE TO REMAIN AS PERMANENT OPEN SPACE AND ARE TO BE MAINTAINED BY THE CEDARS HOMEOWNERS ASSOCIATION OR, IN THE ABSENCE THEREOF, THE OWNERS OF THE RESPECTIVE LOTS. IN THE EVENT THAT THE PROPERTY OWNERS ARE NEGLIGENCE IN THEIR MAINTENANCE RESPONSIBILITIES, THE CITY IS EMPOWERED TO MAKE THE NECESSARY MAINTENANCE OF IMPROVEMENTS AND ASSESSES THE OWNERS FOR THE COSTS.

ALL VEGETATION IS TO REMAIN UNDISTURBED WITHIN THE OPEN SPACE TRACTS AND THE 20 FOOT GREENBELT EASEMENT LOCATED WITHIN LOTS 11 THROUGH 24, 26, 27 AND 29. NO VEGETATION SHALL BE REMOVED WITHOUT THE APPROVAL OF THE CITY PERMIT COORDINATOR. THIS IS NOT INTENDED TO PREVENT THE REMOVAL OF DISEASED OR DANGEROUS TREES BUT WRITTEN NOTIFICATION OF THE INTENT TO REMOVE DISEASED OR DANGEROUS TREES SHALL BE SUBMITTED TO THE PERMIT COORDINATOR PRIOR TO THE REMOVAL ACTION. BEFORE ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY OCCURS ON A LOT SUBJECT TO THE GREENBELT EASEMENT, THE EASEMENT BOUNDARY SHALL BE FLAGGED TO THE SATISFACTION OF THE PERMIT COORDINATOR.

IT IS INTENDED THAT A TEN FOOT NATURAL VEGETATIVE BUFFER BE MAINTAINED ALONG THE SIDERARDS OF ALL LOTS. NO VEGETATION SHALL BE REMOVED WITHIN THE 10 FOOT BUFFER AREAS OF EACH LOT UNLESS APPROVED BY THE PERMIT COORDINATOR AT THE TIME OF BUILDING PERMIT APPROVAL.
EACH LOT OWNER SHALL PROVIDE ON-SITE PARKING AS FOLLOWS: A ONE-BEDROOM HOUSE: 2 SPACES; TWO BEDROOM HOUSE: 3 SPACES; THREE BEDROOM HOUSE: 4 SPACES, ETC.
IF THE CITY DETERMINES IN THE FUTURE THAT CITY SEWER SERVICE IS REQUIRED FOR THE PLAT THAT PROPERTY OWNERS WILL NOT PROTEST FORMATION OF A LOCAL IMPROVEMENT DISTRICT AND/OR ASSESSMENT FOR EXTENSION OF SEWERS TO SERVE THE PROJECT.

EACH LOT OWNER SHALL PAY AN ANNUAL FEE OF \$100.00 TO THE CITY OF LANGLEY FOR CITY MAINTENANCE OF THE DETENTION PONDS AND CHILDRENS PLAY AREA. PAYMENTS WILL BE COLLECTED WITH THE WATER BILL FOR EACH LOT AND SHALL BE ADJUSTED EACH TWO YEARS BASED UPON EVALUATION OF THE ACTUAL COSTS INCURRED BY THE CITY IN THE PREVIOUS TWO YEAR PERIOD. FAILURE BY A PROPERTY OWNER TO PAY THE FEE WITHIN THIRTY DAYS OF THE PAYMENT DUE DATE SHALL BE IN VIOLATION OF CHAPTER 11.020 OF THE LANGLEY CITY CODE.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF Island)
JSS.

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF June, 1992, BEFORE ME PERSONALLY APPEARED JAMES W. RIES, ALBERT L. KITTLESON AND MICHAEL J. RIZZUTO, GENERAL PARTNERS, RESPECTIVELY OF J.A.M. PARTNERS, A WASHINGTON PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle
COMMISSION EXPIRES May 19, 1993

STATE OF WASHINGTON)
COUNTY OF Island)
JSS.

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF June, 1992, BEFORE ME PERSONALLY APPEARED MICHAEL J. RIZZUTO, AND PATRICIA A. RIZZUTO, GENERAL PARTNERS, RESPECTIVELY OF P & M INVESTMENTS, A WASHINGTON PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle
COMMISSION EXPIRES May 19, 1993

STATE OF WASHINGTON)
COUNTY OF Island)
JSS.

ON THIS 17th DAY OF June, 1992, BEFORE ME PERSONALLY APPEARED FREEMAN G. MACOMBER AND DORIS C. MACOMBER, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

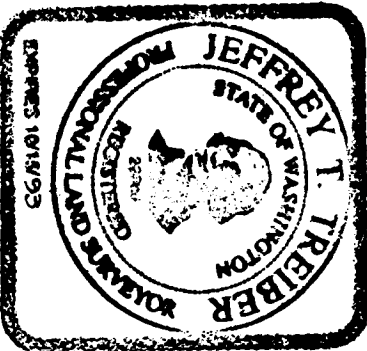
WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle
COMMISSION EXPIRES May 19, 1993

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "THE CEDARS" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 2 & 3, TOWNSHIP 29 NORTH, RANGE 3 EAST, WM., AS REQUIRED BY STATE STATUTES; THAT THE COURSES, ANGLES, AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT, BLOCK AND TRACT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

JEFFREY T. TREIBER,
PRO. LAND SURVEYOR
DATE 6/12/92
CERTIFICATE NO. 22969



APPROVALS

EXAMINED AND APPROVED THIS 17th DAY OF June, 1992.

Bruce Livingstone
CITY ENGINEER

EXAMINED AND APPROVED THIS 17th DAY OF June, 1992.

Deborah
CHAIRMAN, LANGLEY PLANNING ADVISORY BOARD

EXAMINED AND APPROVED THIS 18th DAY OF June, 1992.

Neil Colman M.D.T.
MAYOR

Sharon Street C.M.C.
CITY CLERK

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, WHIDBEY TELEPHONE COMPANY, TCI CABLEVISION, AND ANY OTHER UTILITIES SERVING THE SUBJECT PLAT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, WITHIN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CABLE COMMUNICATION SERVICE AND OTHER UNDERGROUND UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THE UTILITIES EASEMENT, LOCATED WITHIN LOT 20, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LANGLEY FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER UTILITIES UNDER, UPON OR THROUGH THE EASEMENT.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1993 TAXES.

ISLAND COUNTY TREASURER

BY: Bonnie E. Gaudin
DEPUTY ISLAND COUNTY TREASURER
R13003-387-6300
R13003-321-6300
R13003-322-0700

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Sharon Street
THIS 18th DAY OF June, 1992, AT 23 MINUTES
PAST 11:00 AND RECORDED IN VOLUME 13 OF PLATS, PAGES 82-86
UNDER AUDITOR'S FILE NO. 92011294 RECORDS OF ISLAND COUNTY, WASHINGTON.

BY: Sharon Street
DEPUTY ISLAND COUNTY AUDITOR

IN SW 1/4 OF THE NW 1/4 OF SECTION 2, AND
IN SE 1/4 OF THE NE 1/4 OF SECTION 3,
ALL IN T.29N., R.3E., W.M.
VOLUME 13 PAGES 82-86 A.F. NO. 13003-321-6300

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LSA FILE NO. 2460 SHEET 1 OF 5